HOUSING MARKET INFORMATION

SENIORS' HOUSING REPORT
Ontario

CANADA MORTGAGE AND HOUSING CORPORATION

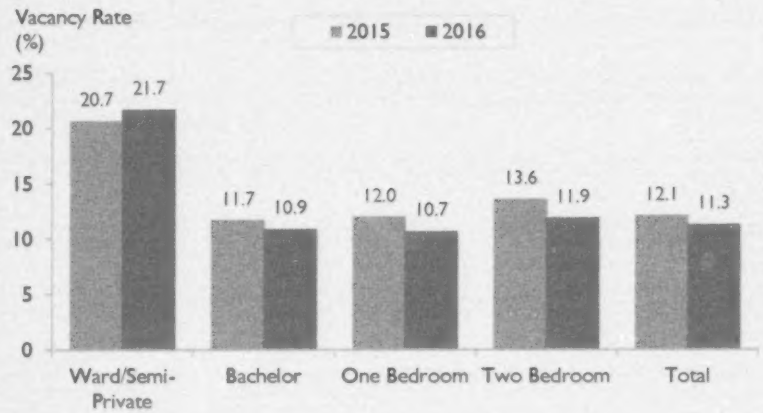
Date Released: 2016

Highlights

- The vacancy rate for standard spaces[1] hit 11.3 per cent this year, its lowest level since 2009. The vacancy rate for all spaces touched 10.7 per cent, its lowest point since 2001.
- Total supply of seniors' housing grew by 4.9 per cent to 56,301 spaces in 2016, but growth in demand outpaced the growth in supply.
- The average rent for a standard space increased by 6.7 per cent to $3,499.

Figure 1

Vacancy Rate for Standard Spaces Declines



Source: CMHC Seniors' Housing Survey

[1] Please refer to Definitions on page 32 for the definition for standard space.

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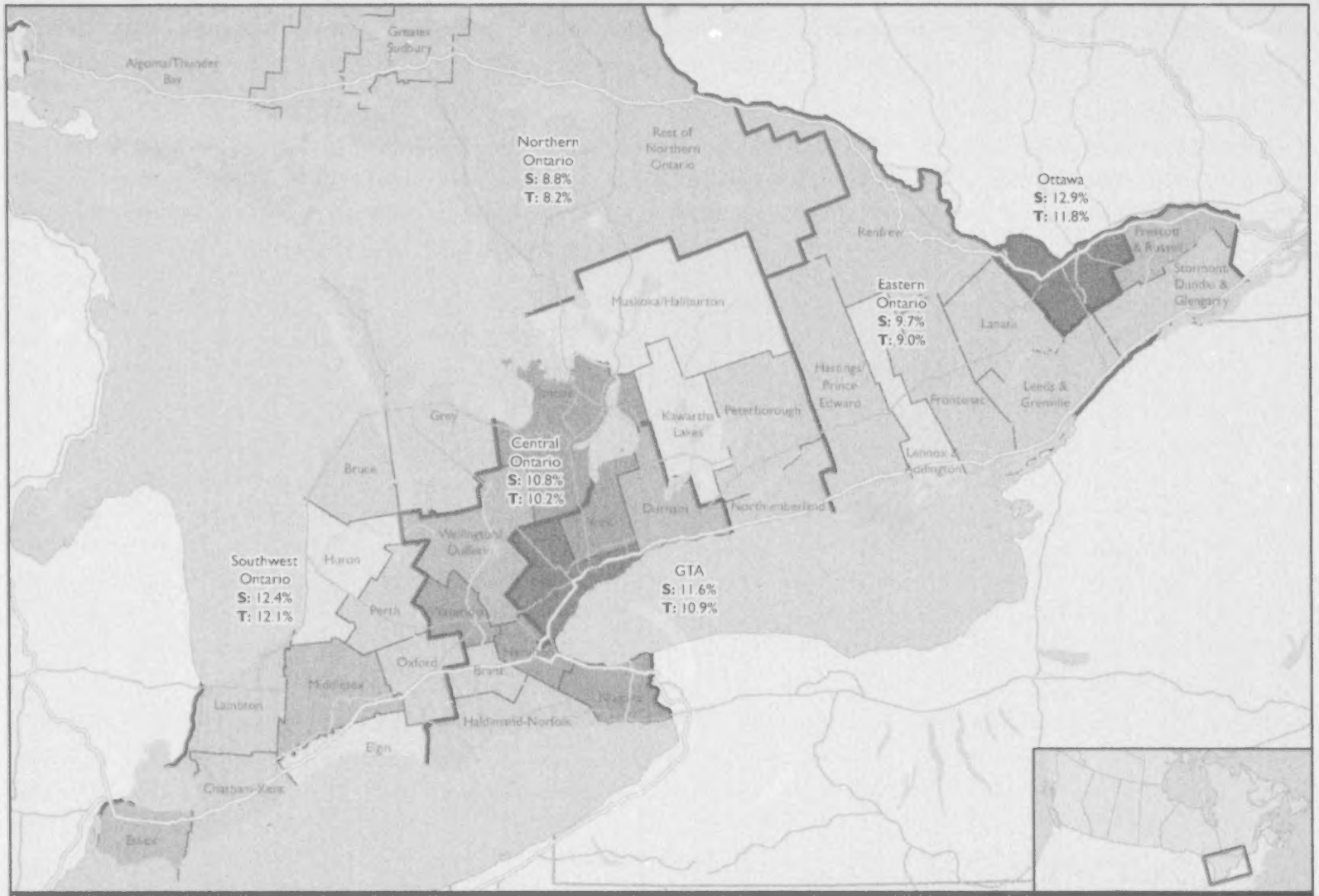


Ontario Vacancy Rate of Standard and Total (Universe) Spaces

Province Total
S: 11.3%
T: 10.7%

S: Standard Spaces
T: Total Spaces (Universe)

Number of Structures
4 - 8 | 9 - 16 | 17 - 26 | 27 - 39 | 40 - 64

0 50 100 km

Vacancy Rate

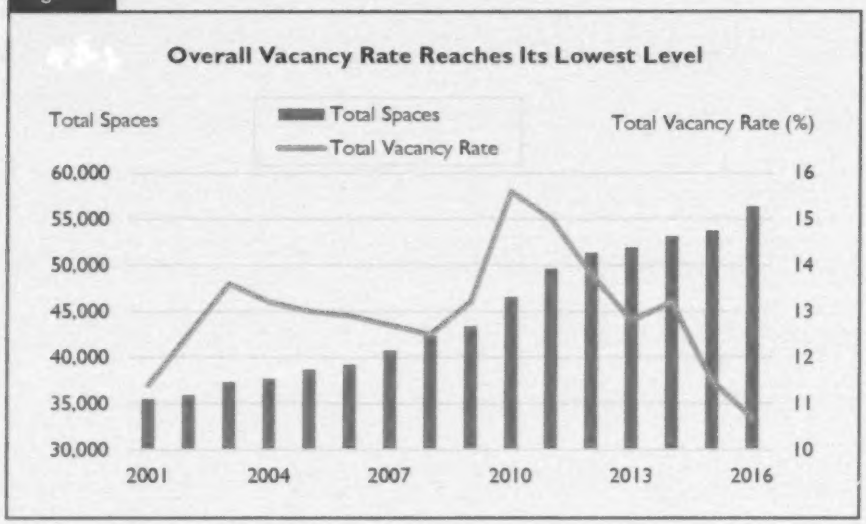
Vacancy Rate Hits Its Lowest Level

The overall seniors' housing vacancy rate in Ontario dropped from 11.5 per cent last year to 10.7 per cent in 2016, the lowest level since the start of the standardized Ontario wide survey in 2001. Meanwhile, the vacancy rate for standard spaces also reached 11.3 per cent, the lowest level since its introduction in 2009.

The strong rise in demand drove down the vacancy rate. The growth in seniors' housing residents in 2016 was 6.5 per cent, up from three per cent last year. This growth rate was also faster than the 3.1 per cent growth in the population aged 75 and over, and the 4.9 per cent growth in total supply.

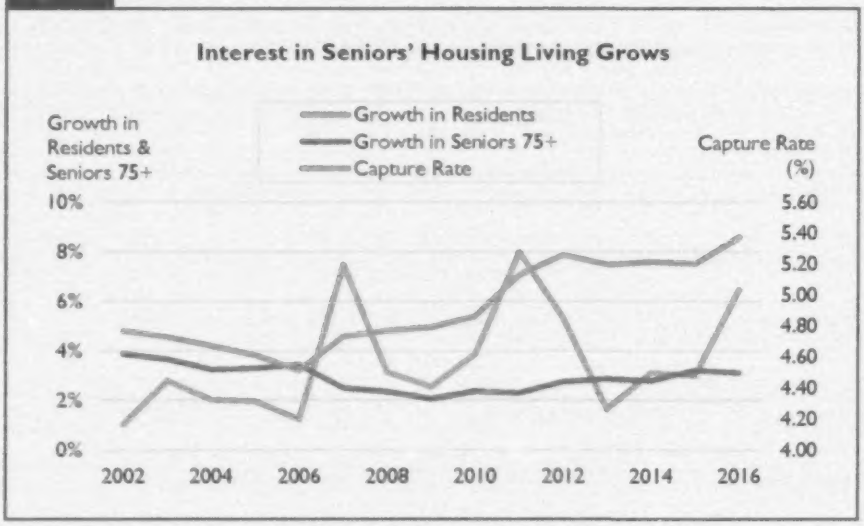
The interest in seniors' housing living in Ontario has been on a slow uptrend since 2007, with the growth of residents outpacing the growth of the population aged 75 and over in most of the years. The capture rate[2], which shows seniors' preference for retirement home living, grew from 4.5 per cent in 2006 to 5.4 per cent in 2016. On the supply side, new and existing residences have been expanding features targeting the lifestyle of today's seniors, like flexible care service options, larger spaces, and more amenities and services as well as activities programs. On the demand side, there is a growing preference among seniors for the carefree lifestyle with socialization opportunities offered by seniors' housing. Meanwhile, rising home prices have increased household wealth and continued to enable seniors who opted for retirement home living to choose more upscale residences.

Figure 2



Source: CMHC, Seniors' Housing Survey (2009-2016)
Ontario Retirement Homes Survey (2001-2008)

Figure 3



Source: CMHC (Seniors' Housing Survey & Ontario Retirement Homes Survey)
Statistics Canada (Population Estimates, 2001-2015)
Ontario Ministry of Finance (Population Projections, Fall 2014)

The vacancy rate dropped in most regions in Ontario except Ottawa and Northern Ontario, where

[2] Please refer to Definitions on page 32 for the definition for capture rate.

the growth in supply was much faster than the Ontario average at 8.3 per cent and 11.6 per cent, respectively. Nonetheless, the increases in the overall vacancy rate in these two regions were modest thanks to the strong growth in demand. Total senior residents grew by close to nine per cent in these two regions. Southwestern Ontario also experienced strong growth in demand[3] with a close to nine per cent growth in residents, resulting in the largest drop in the vacancy rate, down to 12.1 per cent from 14.8 per cent in 2015.

Vacancy Rate Declines the Most for Suites and Higher Priced Spaces

Demand for suites grew the fastest and continued to show seniors' rising interest in larger spaces. The overall vacancy rate dropped to 10.3 per cent from 11.7 per cent last year for one-bedroom spaces, and declined to 11.8 per cent from 13.5 per cent in 2015 for two-bedroom spaces. Meanwhile, total suite spaces increased by 7.5 per cent in 2016, accounting for 60 per cent of the total increase in supply.

Correspondingly, spaces with rent above $3,000 experienced the largest declines in their vacancy rates in 2016 by over two percentage points. These higher priced spaces also had the lowest vacancy rates and accounted for 63 per cent of the standard spaces in 2016 in Ontario. In the Greater Toronto Area (GTA) and Ottawa, the average rents for bachelor and suite spaces were all above $3,000, while in other regions in Ontario, only the average rents for suite spaces were over $3,000.

Small and Medium Population Centres See Larger Drops in Vacancy Rate

Centres with less than 50,000 population in Ontario experienced close to two percentage points drop in the vacancy rate, from 13.5 per cent in 2015 to 11.6 per cent this year, while total supply grew by over seven per cent. The drop in the vacancy rate while supply continued to grow strongly indicated that demand for new supply was picking up. Similar to larger centres in Ontario, there is growing interest in larger spaces. More suites spaces were met by the demand for seniors' housing in these small and medium centres. Suites made up 28.4 per cent of the total supply in these small and medium population centres in 2016, up from 20.4 per cent five years ago and accounted for over 83 per cent of the total growth in supply for the past five years. However, the share of suites in these areas was still below the average of 40.3 per cent in Ontario. The level of supply in these areas was also lower than the average in Ontario. These small and medium population centers had 19.4 per cent of the total seniors' housing supply in Ontario, while accounted for about 24 per cent of the population aged 75 and over in the province.

Demand for New Residences Remains Strong

The vacancy rate for residences opened in 2000 or later dropped to 10.3 per cent from 11.1 per cent in 2015. However, because it usually takes about two to three years for a new home to achieve a stabilized occupancy rate in Ontario, the vacancy rates of recently opened homes are likely to be substantially higher. In 2016, there were about 3,300 spaces opened in 2013 and 2014, which were still in the lease-up phase. When excluding residences added in 2010 or later, the vacancy rate was 8.8 per cent, the same level of last year and lower than those of residences opened earlier. New residences usually provide a higher level of amenities and services which are valued by seniors who continue to pursue their hobbies and stay socially active.

Universe

Supply Rises

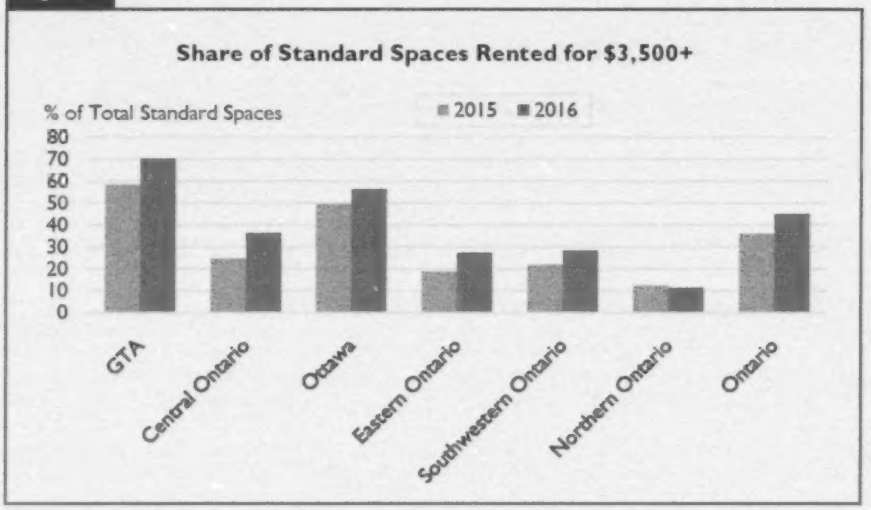
Total seniors' housing supply was 56,301 spaces in Ontario in 2016, up five per cent from 53,680 spaces in 2015. There were 16 residences with about 1,470 spaces that opened in 2014 and became eligible for the survey for the first time in 2016. Five residences opened in 2013 but were not captured in the 2015 survey, adding another 540 spaces to the total universe. Other renovation, addition and removal activities accounted for the rest of the change in the total supply. The average residence size increased to 81.1 spaces from 79.3 spaces last year. Excluding new supply that became eligible for the survey for the first time 2016, the average residence size was 80.6 spaces, indicating that older homes have been expanding their capacity. One of the growing trends in the market is older homes increase their service level by adding new part to accommodate residents who need high levels of care like assisted living and memory care.

[3] Although Ottawa's growth in residents (8.8 per cent) was higher than the growth in total supply (8.3 per cent) in 2016, couple residents increased by 17 per cent, resulting in a slower growth rate for occupied spaces (8.0 per cent) and a higher vacancy rate.

Heavy Care Supply Up Strongly

Heavy care spaces rose to 2,707 spaces, up strongly from 1,993 spaces in 2015. The demand for heavy care spaces has been increasing because residents prefer to age in place. Furthermore, the substantially lower vacancy rate for heavy care spaces attracted builders to increase supply in this category. However, even with the large increase in supply, the vacancy rate for heavy care spaces remained much lower than the rate for standard spaces, and was almost unchanged in 2016 at 5.8 per cent. The average rent for a heavy care space rose nine per cent to $4,847 in 2016.

Figure 4



Source: CMHC Seniors' Housing Survey

Higher Priced Spaces Are More Common

Spaces with rents about $3,500 made up 45.0 per cent of the total standard spaces in 2016, up from 35.9 per cent in 2015. Decreasing vacancy rate, new supply, as well as renovations made to existing residences enabled more spaces to charge higher rents. The share of spaces rented for more than $3,500 rose considerably in the GTA, Ottawa, Central, Eastern, and Southwestern Ontario, while it declined modestly in Northern Ontario where the vacancy rates moved up moderately.

New Supply Attracts More Couples

Couples made up 14.7 per cent of the total residents in Ontario, up from 13.7 per cent last year. Meanwhile, couples accounted for 30 per cent of the growth in residents in 2016. Because new supply usually takes up most of the growth in demand, recently built residences are accommodating a much higher share of couples than older homes, thanks to the larger spaces and higher levels of amenities and care services provided by these new homes.

Rent

Rent Up Strongly

After two years of slow growth, the average monthly rent for standard spaces rose by 6.7 per cent to $3,499 in 2016, the fastest growth since 2009 when CMHC started tracking rents for standard spaces. The tightening market as well as extensive renovations helped seniors' housing operators raise rents for existing residences. Meanwhile, the relatively strong growth in labour costs in 2015 in Ontario boosted the costs of retirement homes. Finally, new supply added to the pace of rent increase.

The average cost of a bachelor space was $2,978 in Ontario, and the highest rate was in the GTA at $3,484. The cost of a one-bedroom space, which has been gaining market share rapidly, was $4,177 in Ontario. The change in rents in homes surveyed in both 2015 and 2016 was 5.7 per cent.

Rent grew strongly across Ontario, with the exception of the Northern region, where the vacancy rate edged higher. In addition, the 2016 survey was able to capture rental information for several residences which rented most of their spaces under $2,500 in the Northern region, resulting in an increase in supply of lower priced spaces in this area. Meanwhile, centres with less than 50,000 population also experienced relatively strong rent growth, although the pace of rent increase varied across centres. The fastest pace of increase was in Central Ontario where the average rent grew by 10 per cent. The slowest growth rate, 2.2 per cent, was in Northern Ontario.

Rents Grow at Similar Pace for Residences of All Ages

The pace of rent increase was very similar for residences of different ages. Residences opened prior to 1990 experienced a 5.7 per cent increase in rent, similar to the 5.6 per cent rate for residences opened in 2000 or later. Over one third of existing residences in Ontario undertook major renovations in the past five years. These upgrades increased the attractiveness of older homes and helped their rents grow at a pace similar to that of the provincial average.

Spotlight on...

Larger Size Seniors' Residences

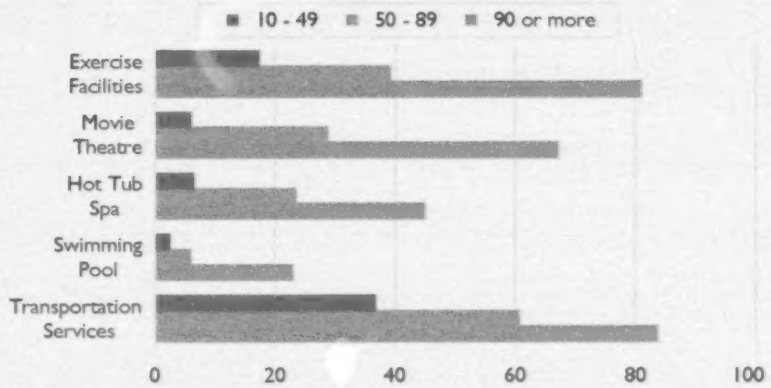
Seniors' residences with 90 or more spaces accounted for a rising share of the total supply in Ontario because larger structures make it economically feasible to provide the wide range of amenities and services that residents are looking for in today's market. Indeed, larger size residences provided a substantially higher level of amenities compared to smaller size residences in Ontario in 2016.

Structures with 90+ spaces made up slightly more than 60 per cent of the total supply in Ontario in 2016. The share was 44 per cent for supply that came into the market before 2000 and 76 per cent for supply added in 2000 and later. For supply opened since 2010, the share was 83 per cent in Ontario, while in the GTA and Ottawa, almost all the residences had 90 or more spaces.

A couple of other factors, besides the additions of larger size residences, contributed to the growth of the share of supply from residences with 90+ spaces. First, supply from homes with less than 50 spaces has been gradually trending lower due to the removal of smaller size residences, where higher vacancy rates were more common about 10 years ago. Second, supply from mid-size residences with 50-89 spaces has been almost unchanged since 2013 because developers have focused more on larger scale projects in recent years.

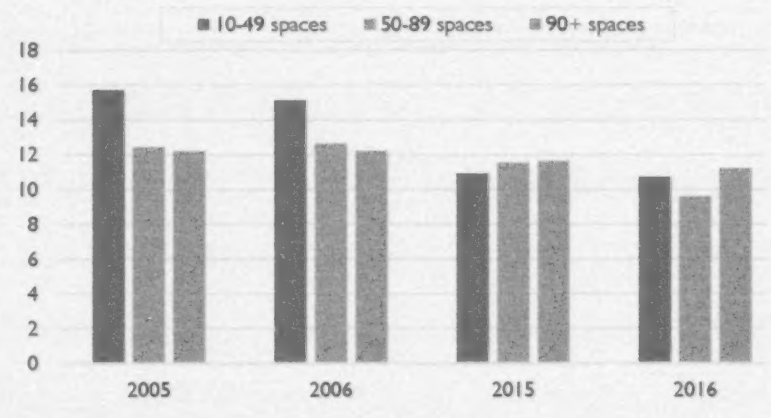
After their lease-ups, larger size residences usually have a lower vacancy rate than smaller size residences. The average vacancy rate of spaces from residences with 90+ spaces was substantially lower than that of residences with less than 50 spaces in 2005 and 2006, when the share of spaces from residences with 90+ spaces was about 45 per cent. The vacancy rate for larger size residences has remained stable and close to the market average even with larger size homes making up most of the new supply since 2000. When excluding new residences that were

Figure 5



Source: CMHC Seniors' Housing Survey, 2016

Figure 6



Source: CMHC, Seniors' Housing Survey, 2015 and 2016
Ontario Retirement Homes Survey, 2005 and 2006

Spotlight on...

(continued)

still in lease-up, the vacancy rate for larger-size homes should be lower than the market average. For example, in the GTA, where supply added in 2010 and later were almost all from residences with 90+ spaces, the vacancy rate for supply added in 2000-2009 was nine per cent, much lower than the GTA average of 10.9 per cent and the rate for mid-size homes of 9.4 per cent in 2016. Mid-size homes, with no growth in supply, were mostly at stabilized occupancy, where the vacancy rate moves in the general direction of the market. The removal of underperforming smaller size homes (about a quarter of homes with less than 50 spaces were removed since 2005) has reduced the vacancy rate of these smaller size homes.

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SHS ZONE DESCRIPTIONS - OTTAWA	
Zone 1	**West** - former municipalities of West Carleton, Goulbourn, Rideau, Kanata, Nepean and western portion of former city of Ottawa bounded by Bronson and Rideau River (east).
Zone 2	**Central** - central portion of former city of Ottawa, bounded by Ottawa River (north), Bronson (west), Rideau River (south and east).
Zone 3	**East** - former municipalities of Gloucester, Cumberland, Osgoode, Rockliffe Park, Vanier and eastern portion of the former city of Ottawa bounded by Rideau River (west).

1.1 Vacancy Rates (%) of Standard Spaces by Unit Type
Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016
Greater Toronto Area	15.5	10.5	13.6	12.4	10.1	10.7	13.2	12.1	12.0	11.6
Toronto	11.4	7.0	17.2	15.4	10.7	8.7	9.9	5.4	13.9	11.7
East York/York City	**	**	33.1	26.1	14.0	21.3	**	**	27.6	24.6
Etobicoke	**	**	**	7.6	5.6	6.4	**	**	4.5	6.1
North York	**	**	20.7	17.2	18.4	12.8	10.5	6.6	18.9	14.1
Scarborough	**	**	7.5	7.8	8.1	6.7	**	**	7.4	7.1
Former City of Toronto	**	**	18.0	14.0	8.5	6.6	12.3	7.6	11.9	9.6
Durham	**	11.5	6.2	8.8	2.2	10.1	5.1	9.0	4.5	9.5
Halton	**	**	9.9	7.8	7.3	15.0	8.7	25.3	8.6	13.1
Peel	**	12.3	14.0	15.9	12.8	12.1	11.0	11.7	13.1	13.4
York	**	14.5	12.4	8.9	13.3	10.5	24.4	14.3	14.1	10.3
Central Ontario	17.6	26.1	10.1	10.3	12.8	9.5	13.9	11.5	11.3	10.8
Brant	13.1	12.5	8.0	9.9	20.1	8.6	**	**	11.1	9.7
Haldimand-Norfolk	**	**	3.5	7.1	**	0.0	**	**	3.3	6.6
Hamilton	24.8	20.5	8.4	10.2	15.1	5.0	**	3.3	10.3	9.1
Former City of Hamilton	**	26.4	9.9	9.7	24.7	3.8	**	5.3	12.7	9.2
Rest of Hamilton	**	**	5.6	11.2	9.9	6.0	**	**	7.3	9.1
Kawartha Lakes	**	**	**	20.0	**	**	**	**	**	15.4
Muskoka	**	**	**	**	**	**	**	**	**	**
Niagara	**	12.4	8.2	10.6	8.7	7.9	**	8.7	8.7	9.6
Niagara Falls	**	**	6.8	3.8	**	4.5	**	**	11.2	4.4
St. Catharines	**	**	**	20.3	**	8.2	**	**	**	16.5
Rest of Niagara	**	**	6.6	5.8	3.5	9.6	**	**	5.5	7.3
Northumberland	**	**	15.7	6.5	4.5	5.0	**	10.0	9.8	6.1
Peterborough	**	**	0.8	4.8	11.1	**	**	**	4.3	4.0
Simcoe	**	**	13.8	10.2	14.1	11.3	12.8	19.7	14.1	12.4
Barrie	**	**	12.4	9.0	**	**	**	**	12.2	12.3
Rest of Simcoe	**	**	14.6	10.9	14.6	12.5	12.8	19.7	15.0	12.5
Waterloo	11.5	22.2	11.7	9.4	20.0	16.5	24.2	18.6	15.2	13.2
Cambridge	**	**	13.0	4.4	14.9	**	**	**	13.6	8.2
Kitchener	10.1	18.1	9.9	10.4	14.5	7.3	**	**	10.8	10.4
Rest of Waterloo	**	**	13.3	10.9	24.4	22.1	29.1	24.8	20.0	18.0
Wellington/Dufferin	**	25.4	11.1	14.2	13.9	10.2	**	5.0	13.4	13.2
Guelph	**	**	8.4	10.8	6.7	11.3	**	**	8.9	11.5
Rest of Wellington/Dufferin	**	25.0	14.2	18.2	24.6	9.0	**	5.3	19.5	14.9
Ottawa	14.8	27.0	11.1	11.5	16.0	13.7	9.2	16.2	12.6	12.9
Ottawa - Central	**	**	**	**	**	**	**	**	**	**
Ottawa - East	**	**	8.3	8.9	10.3	10.8	4.0	6.9	8.7	9.4
Ottawa - West	**	28.9	13.4	14.0	22.1	16.2	12.3	18.3	16.5	15.6

continued

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

1.1 Vacancy Rates (%) of Standard Spaces by Unit Type
Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016
Eastern Ontario	21.6	18.9	10.5	9.5	10.7	8.0	9.0	8.3	11.2	9.7
Frontenac	**	**	13.2	12.0	6.3	3.4	**	6.4	9.3	6.3
Hastings/Prince Edward	**	**	5.2	4.7	13.0	13.0	**	**	9.2	8.6
Lanark	**	**	22.1	17.5	20.7	13.2	**	**	20.9	15.9
Leeds & Grenville	**	13.6	8.2	5.4	**	6.5	**	**	7.8	5.8
Lennox & Addington	**	**	10.9	**	**	**	**	**	11.0	10.9
Prescott & Russell	**	**	6.0	12.1	**	**	**	**	6.5	11.8
Renfrew	15.2	11.7	16.3	8.8	8.0	9.4	**	**	13.8	9.1
Stormont, Dundas & Glengarry	**	15.5	11.6	10.6	**	**	**	**	12.6	10.4
Southwestern Ontario	39.1	27.0	15.0	11.4	14.3	12.1	19.9	10.6	15.6	12.4
Bruce	**	**	12.4	9.1	23.1	17.1	**	**	15.7	11.4
Elgin	**	**	**	**	**	**	**	**	**	**
Essex	53.6	36.1	20.2	13.8	16.0	11.6	12.3	**	19.1	14.8
Windsor	**	38.2	27.8	20.6	22.5	16.9	**	**	26.5	21.3
Leamington/Kingsville	**	**	14.3	5.5	**	**	**	**	15.2	7.7
Rest of Essex	**	**	10.9	8.5	**	**	**	**	9.8	8.0
Grey	**	**	8.5	7.8	5.3	**	**	**	7.9	6.9
Huron	**	**	27.5	17.8	**	**	**	**	23.6	27.0
Chatham-Kent	**	**	14.1	8.6	9.3	25.3	**	**	13.7	11.3
Lambton	**	**	8.3	7.0	16.6	10.2	**	**	11.2	8.2
Middlesex	**	**	17.1	14.0	9.9	8.4	19.4	9.4	13.7	10.8
Oxford	**	**	11.3	11.7	18.7	15.8	**	24.2	14.2	15.3
Perth	**	17.1	12.4	11.3	**	7.3	**	**	22.1	11.3
Northern Ontario	**	**	6.2	8.9	8.9	8.6	4.0	**	7.1	8.8
Algoma /Thunder Bay	**	12.0	5.2	13.2	12.6	11.4	**	**	8.5	11.7
Greater Sudbury	**	**	**	**	2.0	1.1	**	**	3.5	3.6
Rest of North	**	**	9.7	9.0	**	**	**	**	9.2	10.3
Ontario	**20.7**	**21.7**	**11.7**	**10.9**	**12.0**	**10.7**	**13.6**	**11.9**	**12.1**	**11.3**

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

1.2 Vacancy Rates of Standard Spaces (%) by Rent Range ($)
Ontario

Centre	$2,000 or less		$2,001 - $2,500		$2,501 - $3,000		$3,001 - $3,500		$3,501 and more		Total spaces where rents are known	
	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016
Greater Toronto Area	7.3	13.4	30.8	20.1	14.2	13.6	12.6	11.1	10.9	10.8	12.7	11.6
Toronto	6.6	14.8	36.4	21.5	11.3	16.2	12.0	10.6	12.2	9.8	14.4	11.7
East York/York City	12.5	**	**	**	**	**	**	**	**	20.1	29.0	24.6
Etobicoke	**	**	**	**	**	**	**	3.6	**	6.3	4.9	6.1
North York	**	**	39.0	**	17.6	23.0	16.7	16.9	17.8	12.6	19.8	14.1
Scarborough	3.7	**	**	16.1	**	8.3	10.6	5.2	10.6	4.9	7.6	7.1
Former City of Toronto	**	10.0	**	23.3	1.4	6.6	13.6	8.4	10.1	8.0	12.3	9.6
Durham	**	**	**	12.3	5.4	8.1	8.6	16.8	2.9	7.1	4.8	9.5
Halton	**	**	**	**	7.4	5.7	12.5	7.6	9.0	14.5	9.5	13.1
Peel	**	15.6	12.5	15.3	21.4	16.7	18.0	15.8	10.6	12.7	14.0	13.4
York	**	3.8	**	**	25.5	16.8	11.7	6.5	14.5	10.4	14.9	10.3
Central Ontario	11.0	16.8	9.3	14.6	10.2	10.4	12.4	7.9	15.4	9.9	11.9	10.8
Brant	11.6	10.2	9.3	14.3	9.3	14.0	16.8	8.5	8.8	7.2	11.7	9.7
Haldimand-Norfolk	3.1	**	**	**	2.2	1.9	**	**	**	11.1	3.4	6.6
Hamilton	13.1	13.3	6.2	14.5	11.0	8.8	15.4	8.6	9.1	5.4	10.6	9.1
Former City of Hamilton	17.0	14.3	4.5	16.4	12.8	6.8	22.7	6.0	13.1	4.9	13.1	9.2
Rest of Hamilton	**	**	9.0	11.8	6.0	18.2	8.2	10.1	7.3	5.7	7.6	9.1
Kawartha Lakes	**	**	**	**	**	**	**	**	**	**	**	15.4
Muskoka	**	**	**	**	**	**	**	**	**	**	**	**
Niagara	**	10.0	7.8	17.8	6.9	8.2	10.8	4.5	**	6.8	9.4	9.6
Niagara Falls	**	**	**	5.2	**	2.7	**	5.1	**	4.6	11.7	4.4
St. Catharines	**	**	**	36.4	**	**	**	5.7	**	7.5	**	16.5
Rest of Niagara	**	4.2	5.7	12.4	**	5.8	6.0	3.1	**	7.0	6.0	7.3
Northumberland	9.9	12.9	16.9	11.0	13.1	3.3	8.1	0.7	4.2	4.9	10.2	6.1
Peterborough	**	**	**	**	**	**	**	**	13.7	4.4	4.6	4.0
Simcoe	21.4	**	14.7	10.4	11.4	10.2	15.1	11.6	12.7	10.6	14.2	12.4
Barrie	**	**	**	**	15.0	**	**	9.4	**	5.5	12.6	12.3
Rest of Simcoe	27.3	20.6	19.1	12.3	9.7	10.8	17.1	14.5	11.6	11.4	15.0	12.5
Waterloo	10.3	21.6	8.7	7.2	14.8	15.2	10.4	5.0	22.1	14.8	16.1	13.2
Cambridge	**	**	**	**	**	4.2	21.6	2.9	16.4	**	14.0	8.2
Kitchener	10.6	18.2	**	**	14.2	15.0	3.5	8.0	20.4	5.2	11.5	10.4
Rest of Waterloo	**	**	**	5.9	22.6	**	11.5	3.4	25.0	20.7	21.2	18.0
Wellington/Dufferin	**	19.1	10.2	20.3	6.9	14.2	15.8	9.7	21.5	12.2	14.6	13.2
Guelph	**	**	**	**	2.8	14.8	10.7	7.8	11.3	12.8	9.9	11.5
Rest of Wellington/Dufferin	**	20.7	11.4	27.8	13.8	14.0	26.4	13.3	**	11.4	20.4	14.9
Ottawa	15.7	16.4	9.8	12.3	10.7	7.2	11.3	12.7	15.4	14.4	13.3	12.9
Ottawa - Central	**	**	**	**	**	**	**	**	**	**	**	**
Ottawa - East	3.2	**	6.4	13.5	10.3	5.6	3.5	12.0	12.2	9.7	9.2	9.4
Ottawa - West	25.2	24.5	12.8	11.1	11.4	8.7	18.2	13.2	19.4	18.0	17.4	15.6

continued

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** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

1.2 Vacancy Rates of Standard Spaces (%) by Rent Range ($)
Ontario

Centre	$2,000 or less		$2,001 - $2,500		$2,501 - $3,000		$3,001 - $3,500		$3,501 and more		Total spaces where rents are known	
	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016
Eastern Ontario	10.9	13.0	14.2	9.0	10.6	8.3	9.6	8.3	14.3	8.9	11.9	9.7
Frontenac	**	**	**	**	**	3.2	**	17.0	**	3.5	9.8	6.3
Hastings/Prince Edward	17.3	12.9	5.0	3.3	3.2	3.9	4.6	0.9	18.3	15.1	9.6	8.6
Lanark	**	33.8	**	20.7	**	**	12.3	**	**	13.6	21.8	15.9
Leeds & Grenville	**	8.8	**	7.2	**	0.0	**	7.1	**	6.2	8.0	5.8
Lennox & Addington	30.8	**	**	**	**	**	**	**	**	**	11.3	10.9
Prescott & Russell	5.6	12.1	**	19.2	**	**	**	12.5	**	**	6.9	11.8
Renfrew	12.5	6.3	18.7	1.0	14.4	11.0	**	9.6	10.1	14.7	14.8	9.1
Stormont, Dundas & Glengarry	14.1	14.5	**	6.7	**	12.2	**	**	**	**	14.2	10.4
Southwestern Ontario	21.6	20.4	18.1	12.8	17.7	13.2	11.7	12.6	14.6	9.4	16.5	12.4
Bruce	**	**	9.4	6.8	22.6	13.9	**	20.4	**	11.1	16.4	11.4
Elgin	**	**	**	**	**	**	**	**	**	**	**	**
Essex	**	23.7	31.0	25.1	20.8	18.0	12.0	9.7	11.7	8.3	20.2	14.8
Windsor	**	23.5	38.2	31.9	26.7	30.1	**	21.7	15.0	10.2	27.3	21.3
Leamington/Kingsville	**	**	16.5	**	**	**	20.2	11.5	**	**	16.3	7.7
Rest of Essex	**	**	**	19.4	4.3	**	5.9	**	8.9	**	10.5	8.0
Grey	**	**	11.3	**	4.5	**	**	**	**	**	8.5	6.9
Huron	**	**	30.6	**	**	22.4	20.0	**	**	29.2	24.2	27.0
Chatham-Kent	16.5	14.9	19.5	8.9	8.7	9.4	15.0	**	**	20.0	14.4	11.3
Lambton	12.5	**	12.2	9.6	8.6	**	**	7.0	**	**	11.7	8.2
Middlesex	**	**	12.0	7.0	23.6	14.8	11.7	12.0	11.3	8.2	14.6	10.8
Oxford	**	**	**	13.9	**	13.7	**	15.1	27.2	16.0	15.0	15.3
Perth	**	17.4	**	11.3	**	16.3	**	**	**	9.1	22.6	11.3
Northern Ontario	6.6	11.1	12.1	14.7	6.1	7.0	7.2	1.4	7.7	**	7.7	8.8
Algoma/Thunder Bay	4.3	16.4	**	22.2	**	14.4	11.8	1.8	**	**	9.5	11.7
Greater Sudbury	**	4.1	**	**	**	**	**	**	**	**	3.8	3.6
Rest of North	9.5	**	12.8	13.1	7.9	**	**	**	**	**	9.5	10.3
Ontario	**11.7**	**15.0**	**15.3**	**13.9**	**12.5**	**10.8**	**11.9**	**9.8**	**13.0**	**10.7**	**12.8**	**11.3**

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care). Second person extra charge is also excluded from the calculation.

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1.3 Vacancy Rates (%) and Average Rents ($) of Heavy Care Spaces[1]
Ontario

Centre	Vacancy Rate		Average Rent	
	2015	2016	2015	2016
Greater Toronto Area	3.0	5.8	4,730	5,130
Toronto	4.1	4.8	4,744	5,437
Durham	6.5	**	4,496	**
Halton/Peel	1.1	**	4,584	**
York	**	10.1	4,993	**
Central Ontario	14.6	2.9	4,211	4,425
Hamilton	**	**	**	**
Ottawa	1.3	6.8	4,687	5,248
Eastern Ontario	**	**	**	**
Southwestern Ontario	3.5	12.3	3,713	3,893
Northern Ontario	**	0.0	**	**
Ontario	**5.4**	**5.8**	**4,454**	**4,847**

[1] Non-market heavy care units are excluded from Average Rents, but are included in Vacancy Rate.

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1.4 Universe, Number of Residents Living in Universe and Capture Rate
Ontario

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+[1,2]	Capture Rate[3] (%)
		2015	2016				
Greater Toronto Area	16,802	11.2	10.9	162	16,256	428,838	3.8
Toronto	6,635	12.8	10.7	61	6,348	208,644	3.0
East York/York City	788	20.6	22.1	6	644		
Etobicoke	1,036	4.5	5.0	10	1,070		
North York	1,765	17.7	12.9	15	1,694		
Scarborough	981	7.3	6.8	10	952		
Former City of Toronto	2,065	11.1	9.1	20	1,988		
Durham	2,105	4.6	8.9	23	2,079	39,971	5.2
Halton	2,117	8.4	12.5	22	2,029	37,155	5.5
Peel	2,521	12.2	12.8	25	2,418	73,763	3.3
York	3,424	13.2	10.3	31	3,381	69,305	4.9
Central Ontario	15,425	11.2	10.2	214	14,909	241,501	6.2
Brant	785	10.2	8.9	11	762	10,886	7.0
Haldimand-Norfolk	401	3.2	6.5	10	390	9,899	3.9
Hamilton	2,135	10.1	8.7	33	2,099	43,959	4.8
Former City of Hamilton	1,265	11.9	8.4	18	1,257		
Rest of Hamilton	870	7.7	9.2	15	842		
Kawartha Lakes	296	**	15.2	4	274	8,491	3.2
Muskoka	457	21.2	16.8	7	418	7,007	6.0
Haliburton	-	-	-	-	-	2,550	
Niagara	2,459	8.5	9.1	30	2,385	43,245	5.5
Niagara Falls	507	10.8	4.3	6	512		
St. Catharines	774	**	15.9	8	706		
Rest of Niagara	1,178	5.4	6.6	16	1,167		
Northumberland	698	9.5	5.9	13	709	10,059	7.0
Peterborough	1,049	4.2	3.8	10	1,072	14,310	7.5
Simcoe	2,678	13.3	11.5	39	2,508	37,628	6.7
Barrie	856	12.2	10.8	10	**		
Rest of Simcoe	1,822	13.9	11.8	29	1,719		
Waterloo	2,606	15.7	12.8	32	2,483	33,932	7.3
Cambridge	468	15.1	8.1	7	476		
Kitchener	1,110	11.8	9.8	11	1,057		
Rest of Waterloo	1,028	20.1	18.1	14	950		
Wellington/Dufferin	1,861	12.9	12.0	25	1,807	19,535	9.3
Guelph	1,010	8.4	9.9	10	1,027		
Rest of Wellington/Dufferin	851	19.1	14.6	15	780		
Ottawa	6,829	11.5	11.8	64	6,478	62,272	10.4
Ottawa - Central	589	**	**	5	**		
Ottawa - East	2,473	8.0	8.8	27	2,394		
Ottawa - West	3,767	15.1	14.4	32	3,521		

continued

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1.4 Universe, Number of Residents Living in Universe and Capture Rate
Ontario

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+[1,2]	Capture Rate[3] (%)
		2015	2016				
Eastern Ontario	5,731	10.4	9.0	92	5,629	76,156	7.4
Frontenac	705	9.0	6.2	10	718	13,237	5.4
Hastings/Prince Edward	915	9.1	8.5	16	**	15,973	**
Lanark	575	20.0	14.6	9	535	6,233	8.6
Leeds & Grenville	579	7.8	5.4	11	575	10,090	5.7
Lennox & Addington	239	10.7	10.2	5	**	3,759	**
Prescott & Russell	1,049	5.0	9.3	18	993	6,094	16.3
Renfrew	903	13.2	9.1	12	885	9,832	9.0
Stormont, Dundas & Glengarry	766	11.7	9.7	11	778	10,938	7.1
Southwestern Ontario	8,850	14.8	12.1	127	8,385	134,001	6.3
Bruce	454	14.8	11.0	10	427	6,705	6.4
Elgin	200	**	**	4	**	6,827	**
Essex	2,303	17.8	13.9	26	2,143	31,114	6.9
Windsor	1,155	24.8	20.2	11	988		
Leamington/Kingsville	369	14.6	7.0	6	371		
Rest of Essex	779	9.4	7.7	9	784		
Grey	700	7.8	6.8	11	**	10,230	**
Huron	347	23.5	28.4	8	261	5,927	4.4
Chatham-Kent	816	12.9	10.6	15	766	9,782	7.8
Lambton	554	11.1	7.9	10	542	12,219	4.4
Middlesex	2,047	13.2	10.8	22	2,008	34,866	5.8
Oxford	839	13.3	14.5	11	783	9,556	8.2
Perth	590	21.9	11.2	10	555	6,775	8.2
Northern Ontario	2,664	7.1	8.2	35	2,624	67,871	3.9
Algoma /Thunder Bay	1,110	8.8	10.0	13	1,099	24,717	4.4
Greater Sudbury	765	3.1	3.6	11	782	13,025	6.0
Rest of Northern Ontario	789	9.0	10.3	11	**	30,129	**
Ontario	**56,301**	**11.5**	**10.7**	**694**	**54,280**	**1,010,639**	**5.4**

[1] Sources: Statistics Canada estimates, 2011, and Ontario Ministry of Finance projections released Fall 2014. Reference scenario projection July 1, 2016.

[2] Data may not add due to rounding

[3] The capture rate is the proportion of the population aged 75 and over living in the survey universe.

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2.1 Universe of Total Spaces by Unit Type
Ontario

Centre	Semi Private & Ward	Private/Studio	One Bedroom	Two Bedroom	Total
Greater Toronto Area	404	7,736	7,378	1,284	16,802
Toronto	85	3,389	2,773	388	6,635
Durham	69	1,014	888	134	2,105
Halton	26	855	1,038	198	2,117
Peel	138	955	1,180	248	2,521
York	86	1,523	1,499	316	3,424
Central Ontario	865	9,249	4,700	611	15,425
Brant	85	510	172	18	785
Haldimand-Norfolk	4	376	14	7	401
Hamilton	145	1,433	497	60	2,135
Kawartha Lakes	48	115	119	14	296
Muskoka	-	-	-	-	-
Niagara	40	1,515	812	92	2,459
Northumberland	44	330	304	20	698
Peterborough	10	605	354	80	1,049
Simcoe	173	1,610	767	128	2,678
Waterloo	150	1,450	854	152	2,606
Wellington/Dufferin	166	975	680	40	1,861
Ottawa	174	4,039	2,274	342	6,829
Ottawa - Central	50	307	217	15	589
Ottawa - East	34	1,594	772	73	2,473
Ottawa - West	90	2,138	1,285	254	3,767
Eastern Ontario	411	3,740	1,441	139	5,731
Frontenac	12	231	415	47	705
Hastings/Prince Edward	62	593	243	17	915
Lanark	40	313	197	25	575
Leeds & Grenville	22	489	65	3	579
Lennox & Addington	6	128	99	6	239
Prescott & Russell	26	946	73	4	1,049
Renfrew	100	576	190	37	903
Stormont, Dundas & Glengarry	143	464	159	-	766
Southwestern Ontario	554	4,846	3,025	425	8,850
Bruce	2	318	127	7	454
Elgin	12	159	26	3	200
Essex	268	1,044	886	105	2,303
Grey	2	545	136	17	700
Huron	12	209	113	13	347
Chatham-Kent	64	627	125	-	816
Lambton	36	312	187	19	554
Middlesex	50	884	933	180	2,047
Oxford	32	390	383	34	839
Perth	76	358	109	47	590

continued

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2.1 Universe of Total Spaces by Unit Type Ontario					
Centre	**Semi Private & Ward**	**Private/Studio**	**One Bedroom**	**Two Bedroom**	**Total**
Northern Ontario	45	1,523	958	138	2,664
Algoma/Thunder Bay	25	521	519	45	1,110
Greater Sudbury	12	486	246	21	765
Rest of North	8	516	193	72	789
Ontario	**2,453**	**31,133**	**19,776**	**2,939**	**56,301**

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2.2 Universe by Unit Type Ontario					
Centre	**Semi Private & Ward**	**Private/Studio**	**One Bedroom**	**Two Bedroom**	**Total**
Ontario	**2,453**	**31,133**	**19,776**	**2,939**	**56,301**
Standard Spaces	1,816	25,327	17,487	2,615	47,245
Heavy Care	170	1,914	600	23	2,707
Other[1]	329	1,106	232	6	1,673
Unknown Spaces	138	2,786	1,457	295	4,676

[1] 'Other' consists of non-market units and respite units.

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2.3 Universe of Standard Spaces by Rent Range
Ontario

Centre	$2,000 or Less	$2,001 - $2,500	$2,501 - $3,000	$3,001 - $3,500	$3,501 or more
	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]
Greater Toronto Area	2.3	4.0	9.7	13.9	70.0
Toronto	3.4	7.4	11.1	13.7	64.4
East York/York City	10.3	14.1	18.1	8.4	49.0
Etobicoke	1.0	4.0	0.8	3.4	90.9
North York	0.4	0.9	7.9	19.1	71.6
Scarborough	2.2	11.5	29.6	18.8	37.9
Former City of Toronto	5.0	9.9	6.7	13.1	65.3
Durham	3.3	3.0	18.3	19.4	56.0
Halton	0.1	0.5	5.6	13.8	80.1
Peel	3.0	4.0	6.7	10.4	76.0
York	0.9	0.7	6.4	13.7	78.3
Central Ontario	8.4	14.1	20.2	21.2	36.2
Brant	15.0	5.8	16.8	39.4	23.0
Haldimand-Norfolk	19.9	26.5	39.8	11.5	2.3
Hamilton	9.6	18.6	20.7	18.6	32.5
Former City of Hamilton	14.5	19.2	30.4	12.1	23.9
Rest of Hamilton	3.2	17.9	8.2	27.0	43.7
Kawartha Lakes	11.3	27.6	10.2	22.9	28.0
Muskoka	2.7	11.3	28.7	30.4	27.0
Niagara	8.2	24.4	20.6	18.5	28.3
Niagara Falls	9.4	23.2	30.0	15.8	21.6
St. Catharines	6.0	21.7	9.4	23.5	39.3
Rest of Niagara	9.2	26.8	24.1	16.3	23.7
Northumberland	18.6	16.3	18.3	22.2	24.6
Peterborough	2.5	6.7	30.4	19.5	40.9
Simcoe	8.1	12.8	17.8	25.5	35.8
Barrie	11.7	18.1	9.1	46.1	15.0
Rest of Simcoe	6.5	10.4	21.7	16.2	45.2
Waterloo	6.1	6.2	19.6	16.8	51.3
Cambridge	9.2	11.8	15.3	21.9	41.7
Kitchener	9.0	8.2	31.0	16.0	35.9
Rest of Waterloo	1.9	1.8	11.0	15.3	70.1
Wellington/Dufferin	6.0	10.0	14.3	20.4	49.3
Guelph	1.5	10.0	6.9	26.3	55.3
Rest of Wellington/Dufferin	10.4	10.0	21.9	14.4	43.3
Ottawa	4.0	5.5	15.4	18.8	56.3
Ottawa - Central	**	**	**	**	**
Ottawa - East	2.3	7.3	21.0	20.2	49.2
Ottawa - West	3.3	5.1	13.4	20.3	58.0

continued

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2.3 Universe of Standard Spaces by Rent Range
Ontario

Centre	$2,000 or Less	$2,001 - $2,500	$2,501 - $3,000	$3,001 - $3,500	$3,501 or more
	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]	% of Total[1]
Eastern Ontario	23.3	13.5	22.6	13.4	27.2
Frontenac	1.7	1.0	13.6	21.9	61.7
Hastings/Prince Edward	10.4	16.3	20.6	14.5	38.1
Lanark	13.5	5.5	16.5	22.8	41.7
Leeds & Grenville	12.7	15.5	17.6	23.8	30.3
Lennox & Addington	21.1	**	18.4	**	20.4
Prescott & Russell	63.3	19.5	7.8	3.1	6.3
Renfrew	22.9	11.7	47.8	6.2	11.4
Stormont, Dundas & Glengarry	31.0	24.1	29.1	3.4	12.5
Southwestern Ontario	6.6	20.7	26.2	18.3	28.2
Bruce	6.6	46.8	26.1	12.3	8.2
Elgin	**	**	**	**	**
Essex	11.3	18.6	13.5	19.5	37.0
Windsor	15.8	23.6	12.9	11.4	36.3
Leamington/Kingsville	5.6	18.9	35.4	30.7	9.4
Rest of Essex	7.2	10.7	3.7	26.7	51.7
Grey	8.1	19.8	46.5	3.3	22.2
Huron	3.2	8.7	48.9	18.3	20.9
Chatham-Kent	12.0	26.2	50.1	6.8	4.8
Lambton	3.9	31.3	18.0	21.3	25.5
Middlesex	1.0	7.7	23.6	26.0	41.7
Oxford	1.5	25.3	22.9	19.9	30.5
Perth	11.8	34.7	27.4	16.8	9.4
Northern Ontario	25.9	27.7	20.5	14.6	11.3
Algoma /Thunder Bay	31.0	18.6	11.0	18.1	21.4
Greater Sudbury	25.4	11.7	32.4	20.8	9.8
Rest of North	20.4	53.9	20.4	4.5	0.8
Ontario	**8.2**	**11.6**	**17.8**	**17.2**	**45.0**

[1] % is based on those spaces where the rent is known.

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

The following letter codes are used to indicate the reliability of the estimates:
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** : Suppressed for confidentiality/statistical reliability - : A zero count or no Universe

2.4 Proportion (%) of Structures where Select Services are Available[1] by Structure Size
Ontario

Centre	Meals				On-Site Medical Services	On-Site Nursing Services[2]	24-hour call bell	Pharmacy
	Optional	# included in rent						
		1	2	3				
Greater Toronto Area	0.7	0.6	10.3	88.4	76.8	73.6 a	96.7	9.1
10 - 49	**	0.0	0.0	93.9	76.5	53.1 a	82.2	**
50 - 89	0.0	0.0	4.1	95.9	77.7	69.6 a	95.9	0.0
90 or more	0.0	1.1	15.8	83.1	76.3	79.7 a	100.0	14.8
Central Ontario	0.0	0.5	3.8	95.7	71.3	63.7 a	92.2	9.3
10 - 49	0.0	0.0	4.7	95.3	60.6	55.8 a	78.3	12.7
50 - 89	0.0	1.3	1.5	97.2	68.2	67.4 a	98.7	2.8
90 or more	0.0	0.0	5.6	94.4	86.2	68.3 a	100.0	12.7
Ottawa	0.0	**	5.4	92.9	75.2	71.9 a	98.4	5.2
10 - 49	**	**	**	100.0	**	**	**	**
50 - 89	**	**	**	100.0	66.1	**	100.0	**
90 or more	0.0	**	**	88.8	81.9	82.2 a	100.0	5.3
Eastern Ontario	0.0	2.4	2.2	95.4	69.7	55.5 a	87.7	7.5
10 - 49	0.0	0.0	0.0	100.0	67.3	**	73.1	**
50 - 89	0.0	**	2.9	93.7	58.7	60.4 a	96.9	5.9
90 or more	0.0	5.3	5.3	89.5	94.7	**	100.0	**
Southwestern Ontario	1.6	0.8	3.2	94.3	77.5	75.3 a	96.8	10.7
10 - 49	0.0	2.1	2.0	95.8	70.3	80.7 a	93.8	2.0
50 - 89	0.0	0.0	3.0	97.0	72.9	80.0 a	100.0	**
90 or more	5.0	0.0	4.9	90.0	89.9	64.8 a	97.5	**
Northern Ontario	**	0.0	2.9	90.8	**	**	81.2	**
10 - 49	**	**	**	100.0	**	**	**	**
50 - 89	**	**	**	91.8	**	**	**	**
90 or more	9.6	**	9.6	80.9	**	**	100.0	**
Ontario	**0.8**	**0.9**	**5.1**	**93.2**	**73.9**	**67.7 a**	**93.5**	**8.6**
10 - 49	0.6	0.5	2.3	96.6	65.0	60.8 a	80.6	7.3
50 - 89	0.5	1.0	2.3	96.2	70.4	67.1 a	97.1	5.1
90 or more	1.1	1.2	9.5	88.2	83.1	73.1 a	99.6	12.5

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

[2] On-site nursing services include RN, RPN or LPN

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2.5 Proportion (%) of Structures with Access to Selected Amenities[1] by Structure Size
Ontario

Centre	Transport-ation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Greater Toronto Area	76.4	21.5	42.7	53.0	67.5	85.7
10 - 49	58.7	5.8	**	11.9	**	82.4
50 - 89	69.3	8.0	28.3	30.3	42.6	79.7
90 or more	83.9	32.0	55.6	73.6	85.3	89.7
Central Ontario	55.8	7.4	18.6	27.9	45.7	80.9
10 - 49	31.9	4.4	4.5	4.2	14.4	67.7
50 - 89	55.2	4.4	17.5	26.7	49.3	83.3
90 or more	82.2	14.0	**	54.8	75.5	92.6
Ottawa	85.5	17.0	**	63.3	73.7	83.8
10 - 49	**	**	**	**	**	**
50 - 89	**	5.6	**	**	**	**
90 or more	94.9	24.2	**	83.2	92.1	89.1
Eastern Ontario	59.4	4.7	12.7	26.4	29.4	79.1
10 - 49	**	0.0	2.8	2.6	5.3	76.0
50 - 89	68.0	2.9	14.7	28.5	**	77.8
90 or more	87.9	**	**	**	76.8	87.9
Southwestern Ontario	58.8	11.5	30.7	28.1	37.5	92.5
10 - 49	**	2.0	10.8	8.4	**	87.2
50 - 89	58.9	8.6	**	20.3	17.1	94.1
90 or more	82.3	25.2	52.3	58.1	72.5	97.4
Northern Ontario	**	**	12.5	**	**	81.0
10 - 49	**	**	**	**	**	**
50 - 89	**	**	**	**	**	91.8
90 or more	**	**	19.1	**	**	**
Ontario	**63.2**	**11.8**	**27.3**	**37.6**	**49.6**	**84.2**
10 - 49	36.9	2.7	6.6	6.1	17.5	76.4
50 - 89	60.8	6.0	23.6	28.9	39.3	83.1
90 or more	83.8	23.1	45.1	67.2	81.1	90.6

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

The following letter codes are used to indicate the reliability of the estimates:
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3.1 Average Rent ($) of Standard Spaces by Unit Type
Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016
Greater Toronto Area	2,336	2,468	3,232	3,484	4,287	4,558	5,519	5,856	3,842	4,154
Toronto	1,747	1,637	2,974	3,433	4,538	4,761	6,365	6,772	3,782	4,214
East York/York City	**	**	2,834	3,576	3,460	4,092	**	**	2,958	3,632
Etobicoke	**	**	3,457	4,030	4,739	4,866	**	6,818	4,519	4,802
North York	**	**	3,284	3,649	4,621	4,941	6,500	6,424	3,999	4,483
Scarborough	**	**	2,523	3,108	3,352	3,680	**	**	2,714	3,306
Former City of Toronto	**	**	2,970	3,150	4,858	5,066	6,672	7,570	4,178	4,392
Durham	**	1,729	3,248	3,164	4,038	4,157	4,909	5,019	3,657	3,694
Halton	**	**	3,404	3,628	4,240	4,630	5,385	5,668	3,905	4,339
Peel	**	2,939	3,292	3,548	3,997	4,363	4,897	4,987	3,766	4,051
York	**	2,851	3,651	3,690	4,255	4,538	5,512	5,821	4,092	4,285
Central Ontario	1,705	1,928	2,682	2,895	3,691	3,967	4,759	4,771	3,025	3,246
Brant	1,653	1,779	2,689	2,871	3,309	3,627	**	**	2,773	2,991
Haldimand-Norfolk	**	**	2,263	2,395	3,360	3,374	**	**	2,305	2,436
Hamilton	1,657	1,961	2,669	2,783	4,092	4,158	5,395	5,113	3,088	3,170
Former City of Hamilton	**	2,184	2,567	2,600	4,040	3,871	5,822	4,897	2,873	2,901
Rest of Hamilton	**	**	2,850	3,065	4,117	4,372	**	**	3,353	3,517
Kawartha Lakes	**	**	**	2,577	**	**	**	**	**	2,972
Muskoka	**	**	**	**	**	**	**	**	**	**
Niagara	1,539	1,696	2,451	2,693	3,205	3,471	4,950	4,571	2,820	3,029
Niagara Falls	**	**	2,282	2,596	**	3,282	**	**	2,590	2,912
St. Catharines	**	**	**	2,838	**	4,040	**	**	**	3,320
Rest of Niagara	**	**	2,514	2,620	2,927	3,263	**	3,555	2,737	2,883
Northumberland	**	**	2,387	2,590	3,134	3,257	3,979	4,165	2,787	2,908
Peterborough	**	**	2,600	3,099	3,812	4,362	**	**	3,015	3,424
Simcoe	1,708	2,012	2,658	2,959	3,931	4,029	4,748	4,617	2,943	3,233
Barrie	**	**	2,796	3,037	**	**	**	**	2,828	3,041
Rest of Simcoe	1,828	2,465	2,573	2,912	3,811	3,946	4,748	4,617	3,000	3,320
Waterloo	1,751	1,707	3,021	3,140	4,130	4,351	4,709	4,964	3,420	3,590
Cambridge	**	**	2,923	2,978	4,048	**	**	**	3,411	3,338
Kitchener	1,728	1,798	2,912	3,100	4,291	4,617	**	**	3,050	3,299
Rest of Waterloo	**	**	3,243	3,309	4,109	4,333	4,673	4,921	3,756	3,976
Wellington/Dufferin	1,874	2,245	2,858	3,152	3,694	4,204	4,168	4,745	3,104	3,548
Guelph	**	**	2,938	3,371	3,672	4,260	**	**	3,124	3,706
Rest of Wellington/Dufferin	**	2,313	2,765	2,895	3,720	4,149	**	4,662	3,079	3,388
Ottawa	1,597	1,477	3,196	3,270	4,747	4,801	6,401	5,586	3,684	3,904
Ottawa - Central	**	**	**	**	**	**	**	**	**	**
Ottawa - East	**	**	3,022	3,136	4,614	4,871	6,623	6,712	3,609	3,811
Ottawa - West	1,670	1,812	3,263	3,356	4,732	4,649	6,127	5,238	3,743	3,965

continued

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3.1 Average Rent ($) of Standard Spaces by Unit Type

Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016
Eastern Ontario	1,569	1,629	2,368	2,552	3,588	3,829	4,707	4,535	2,657	2,909
Frontenac	**	**	3,005	3,182	3,638	4,059	**	5,696	3,491	3,850
Hastings/Prince Edward	**	**	2,681	2,927	3,858	4,191	**	**	3,021	3,311
Lanark	**	**	2,669	2,871	3,928	4,047	**	**	3,184	3,317
Leeds & Grenville	1,758	1,956	2,490	2,971	4,114	4,278	**	**	2,473	3,081
Lennox & Addington	**	**	2,633	**	**	**	**	**	2,567	2,871
Prescott & Russell	**	**	1,820	1,939	2,825	3,389	**	**	1,849	2,071
Renfrew	1,409	1,468	2,286	2,443	3,264	3,337	**	**	2,445	2,567
Stormont, Dundas & Glengarry	**	1,675	2,179	2,269	**	**	**	**	2,227	2,451
Southwestern Ontario	1,695	2,014	2,580	2,714	3,391	3,654	4,291	4,369	2,928	3,109
Bruce	**	**	2,457	2,453	3,089	3,114	**	**	2,667	2,655
Elgin	**	**	**	**	**	**	**	**	**	**
Essex	1,554	1,875	2,562	2,667	3,478	3,907	4,536	**	3,035	3,241
Windsor	**	1,885	2,556	2,588	3,367	4,078	**	**	2,957	3,233
Leamington/Kingsville	**	**	2,441	2,642	**	**	**	**	2,703	2,827
Rest of Essex	**	**	2,711	2,857	**	**	**	**	3,339	3,457
Grey	**	**	2,591	2,542	**	**	**	**	2,834	2,796
Huron	**	**	2,605	2,639	**	**	**	**	2,811	2,998
Chatham-Kent	**	**	2,480	2,552	3,159	3,152	**	**	2,515	2,592
Lambton	**	**	2,472	2,719	3,094	3,361	**	**	2,668	2,919
Middlesex	**	**	2,885	3,209	3,484	3,735	4,245	4,327	3,282	3,565
Oxford	**	**	2,536	2,553	3,542	3,746	4,358	4,345	2,950	3,173
Perth	**	2,132	2,290	2,589	**	2,677	**	**	2,507	2,662
Northern Ontario	1,700	1,981	2,470	2,399	3,359	2,873	4,599	3,634	2,808	2,570
Algoma/Thunder Bay	**	2,330	2,284	2,132	3,356	3,200	**	**	2,846	2,702
Greater Sudbury	**	**	**	**	3,493	2,286	**	**	2,919	2,585
Rest of North	**	**	2,392	2,359	**	**	**	**	2,642	2,397
Ontario	**1,774**	**1,973**	**2,815**	**2,978**	**3,954**	**4,177**	**5,122**	**5,253**	**3,280**	**3,499**

The following units are excluded from the table above: non-market/subsidy units; respite units; and, units where an extra charge is paid for Heavy-care (1½ hours or more of care).

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01 Per cent Vacant (%) for Total Spaces by Unit Type Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	% Vacant		% Vacant		% Vacant		% Vacant		% Vacant	
	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016
Greater Toronto Area	15.0	11.9	12.1	11.3	9.9	10.3	13.1	11.9	11.2	10.9
Toronto	11.1	6.8	14.9	13.6	10.4	8.1	9.9	5.2	12.8	10.7
East York/York City	**	**	22.3	23.1	13.1	19.9	**	**	20.6	22.1
Etobicoke	**	**	2.4	5.4	5.5	5.5	**	**	4.5	5.0
North York	**	**	18.7	15.7	17.8	11.5	10.4	6.3	17.7	12.9
Scarborough	**	**	7.2	7.7	8.7	6.0	**	**	7.3	6.8
Former City of Toronto	**	**	15.2	12.0	8.2	6.6	12.3	7.5	11.1	9.1
Durham	**	11.6	6.1	7.9	2.3	9.8	5.1	9.0	4.6	8.9
Halton	**	**	9.5	7.1	7.2	14.9	8.7	25.3	8.4	12.5
Peel	**	14.2	12.2	14.0	12.5	11.9	11.0	11.5	12.2	12.8
York	**	17.4	11.0	8.9	12.7	10.4	24.4	13.9	13.2	10.3
Central Ontario	15.7	20.5	9.8	9.7	12.8	9.1	13.9	11.5	11.2	10.2
Brant	9.2	8.2	7.6	9.4	19.3	8.1	**	**	10.2	8.9
Haldimand-Norfolk	**	**	3.4	6.9	**	0.0	**	**	3.2	6.5
Hamilton	17.8	14.4	8.3	9.8	15.1	5.1	**	3.3	10.1	8.7
Former City of Hamilton	**	16.1	9.3	8.8	24.7	4.0	**	5.3	11.9	8.4
Rest of Hamilton	**	**	6.4	11.4	9.9	5.9	**	**	7.7	9.2
Kawartha Lakes	**	**	**	20.0	**	**	**	**	**	15.2
Muskoka /Haliburton	**	**	25.8	19.1	8.4	11.0	**	**	21.2	16.8
Muskoka	**	**	**	**	**	**	**	**	**	**
Haliburton	**	**	**	**	**	**	**	**	**	**
Niagara	**	12.4	8.0	10.2	8.6	7.1	**	8.7	8.5	9.1
Niagara Falls	**	**	6.4	3.8	**	4.4	**	**	10.8	4.3
St. Catharines	**	**	**	19.5	**	7.9	**	**	**	15.9
Rest of Niagara	**	**	6.5	5.6	3.4	7.9	**	**	5.4	6.6
Northumberland	**	**	14.9	6.4	4.4	4.9	**	10.0	9.5	5.9
Peterborough	**	**	0.8	4.5	11.1	**	**	**	4.2	3.8
Simcoe	12.0	24.8	13.3	9.4	14.0	11.2	12.8	19.7	13.3	11.5
Barrie	**	**	13.9	8.6	**	**	**	**	12.2	10.8
Rest of Simcoe	**	**	13.0	9.8	14.6	12.3	12.8	19.7	13.9	11.8
Waterloo	23.3	23.1	11.5	8.7	20.8	16.5	24.2	18.5	15.7	12.8
Cambridge	**	**	13.4	4.3	14.9	**	**	**	15.1	8.1
Kitchener	18.9	20.2	9.2	8.8	18.8	8.7	**	**	11.8	9.8
Rest of Waterloo	**	**	13.9	11.5	24.1	21.8	29.1	24.6	20.1	18.1
Wellington/Dufferin	24.4	25.4	10.7	12.5	13.6	9.4	**	5.0	12.9	12.0
Guelph	**	**	7.8	9.0	6.5	9.9	**	**	8.4	9.9
Rest of Wellington/Dufferin	**	25.0	14.1	17.5	24.0	9.0	**	5.3	19.1	14.6
Ottawa	13.2	16.6	9.9	10.7	15.1	12.7	9.2	16.1	11.5	11.8
Ottawa - Central	**	**	**	**	**	**	**	**	**	**
Ottawa - East	**	**	7.7	8.4	9.3	9.8	4.0	6.8	8.0	8.8
Ottawa - West	25.0	24.4	11.9	12.8	21.6	15.2	12.3	18.3	15.1	14.4

continued

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01 Per cent Vacant (%) for Total Spaces by Unit Type Ontario

Centre	Semi Private & Ward		Private/Studio		One Bedroom		Two Bedroom		Total	
	% Vacant		% Vacant		% Vacant		% Vacant		% Vacant	
	2015	2016	2015	2016	2015	2016	2015	2016	2015	2016
Eastern Ontario	18.2	15.4	9.7	8.7	10.6	8.0	9.0	8.3	10.4	9.0
Frontenac	**	**	13.0	11.7	6.1	3.4	**	6.4	9.0	6.2
Hastings/Prince Edward	**	**	5.0	4.6	13.2	13.0	**	**	9.1	8.5
Lanark	**	15.0	20.5	15.3	20.6	13.2	**	**	20.0	14.6
Leeds & Grenville	**	13.6	8.3	4.9	**	6.2	**	**	7.8	5.4
Lennox & Addington	**	**	10.6	**	**	**	**	**	10.7	10.2
Prescott & Russell	**	**	4.6	9.5	**	**	**	**	5.0	9.3
Renfrew	13.3	11.7	15.6	8.8	8.0	9.4	**	**	13.2	9.1
Stormont, Dundas & Glengarry	**	10.5	11.3	10.4	**	**	**	**	11.7	9.7
Southwestern Ontario	30.1	22.4	14.1	11.0	13.8	12.0	19.8	10.6	14.8	12.1
Bruce	**	**	11.8	8.8	21.3	16.5	**	**	14.8	11.0
Elgin	**	**	**	**	**	**	**	**	**	**
Essex	32.1	26.6	18.3	12.8	15.5	11.5	12.3	**	17.8	13.9
Windsor	**	35.1	25.1	19.0	22.2	16.6	**	**	24.8	20.2
Leamington/Kingsville	**	**	14.1	5.1	**	**	**	**	14.6	7.0
Rest of Essex	**	17.5	9.2	7.7	**	**	**	**	9.4	7.7
Grey	**	**	8.3	7.6	5.3	**	**	**	7.8	6.8
Huron	**	**	27.2	21.1	**	**	**	**	23.5	28.4
Chatham-Kent	**	**	13.1	8.0	9.1	24.7	**	**	12.9	10.6
Lambton	**	**	8.2	6.7	16.3	10.2	**	**	11.1	7.9
Middlesex	**	**	16.1	13.6	9.6	8.5	19.4	9.4	13.2	10.8
Oxford	**	**	10.7	10.8	17.4	15.7	**	23.5	13.3	14.5
Perth	**	17.1	12.2	11.2	**	7.3	**	**	21.9	11.2
Northern Ontario	**	**	6.7	8.6	7.9	7.5	3.8	**	7.1	8.2
Algoma /Thunder Bay	**	12.0	7.0	11.5	11.7	9.2	**	**	8.8	10.0
Greater Sudbury	**	**	**	**	1.5	1.1	**	**	3.1	3.6
Rest of North	**	**	9.5	9.0	**	**	**	**	9.0	10.3
Ontario	18.0	18.2	10.9	10.2	11.7	10.3	13.5	11.8	11.5	10.7

The following letter codes are used to indicate the reliability of the estimates:
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O2 Universe, Vacancy Rates (%) and Average Standard Space Rents ($) for Centres with less than 50,000 population
Selected Ontario Regions

	Central Ontario	Eastern Ontario	Southwestern Ontario	Northern Ontario
Universe: All spaces				
Standard Spaces	2,896	2,703	3,148	413
Heavy Care Spaces	90	55	38	-
Other	118	193	99	5
Unknown Spaces	281	310	394	153
Total	3,385	3,261	3,679	571
Universe: All spaces				
Semi Private & Ward	166	206	176	23
Private/Studio	2,068	2,438	2,344	385
One-Bedroom	1,062	546	1,035	105
Two-Bedroom	89	71	124	58
Total	3,385	3,261	3,679	571
Vacancy Rate: All spaces				
Semi Private & Ward	16.6	19.3	20.2	**
Private/Studio	11.5	9.5	10.7	10.6
One-Bedroom	10.3	10.1	15.6	**
Two-Bedroom	17.1	9.1	13.4	**
Total	11.6	10.3	12.7	12.0
Vacancy Rate: Standard spaces				
Semi Private & Ward	18.4	20.2	22.4	**
Private/Studio	12.5	10.7	10.8	10.7
One-Bedroom	10.4	10.2	15.8	**
Two-Bedroom	17.1	9.1	13.5	**
Total	12.2	11.2	13.0	12.1
Rent: Standard spaces				
Semi Private & Ward	2,274	1,579	2,151	**
Private/Studio	2,801	2,402	2,566	2,183
One-Bedroom	3,785	3,691	3,384	**
Two-Bedroom	4,480	3,780	4,045	**
Total	3,174	2,612	2,858	2,267

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O3 Universe and Per cent Vacant (%) for Total Spaces by Date Residence Opened
Ontario

Centre	Prior to 1990		1990-1999		2000 or later		Total	
	Total Spaces	% Vacant	Total Spaces	% Vacant	Total Spaces	% Vacant	Total Spaces	% Vacant
Greater Toronto Area	5,252	11.0	2,030	11.9	9,520	10.6	16,802	10.9
Central Ontario	4,652	12.3	3,357	8.3	7,416	9.8	15,425	10.2
Ottawa	1,244	10.3	1,715	11.8	3,870	12.4	6,829	11.8
Eastern Ontario	1,617	10.1	2,014	8.7	2,100	8.3	5,731	9.0
Southwestern Ontario	3,274	14.8	1,879	9.2	3,697	11.1	8,850	12.1
Northern Ontario	707	10.1	523	10.5	1,434	6.3	2,664	8.2
Ontario Total	**16,746**	**11.9**	**11,518**	**9.7**	**28,037**	**10.3**	**56,301**	**10.7**

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O4 Average Rent ($) for Standard Spaces by Unit Type and Date Residence Opened
Ontario

Centre	Prior to 1990	1990-1999	2000 or later	Total
Greater Toronto Area	3,734	3,587	4,474	4,154
Semi Private & Ward	2,032	1,401	3,204	2,468
Private/Studio	3,393	3,065	3,761	3,484
One Bedroom	4,495	4,638	4,565	4,558
Two Bedroom	5,918	5,604	5,859	5,856
Central Ontario	2,800	3,125	3,614	3,246
Semi Private & Ward	2,030	1,820	1,635	1,928
Private/Studio	2,777	2,944	3,001	2,895
One Bedroom	3,497	4,127	4,013	3,967
Two Bedroom	4,447	4,640	4,817	4,771
Ottawa	3,449	3,449	4,295	3,904
Semi Private & Ward	**	746	**	1,477
Private/Studio	3,043	3,098	3,483	3,270
One Bedroom	4,220	4,920	4,937	4,801
Two Bedroom	**	**	6,247	5,586
Eastern Ontario	2,693	2,531	3,446	2,909
Semi Private & Ward	1,703	1,552	**	1,629
Private/Studio	2,525	2,403	2,825	2,552
One Bedroom	3,645	3,402	4,030	3,829
Two Bedroom	**	4,375	4,579	4,535
Southwestern Ontario	2,683	3,123	3,440	3,109
Semi Private & Ward	1,852	2,350	**	2,014
Private/Studio	2,624	2,689	2,893	2,714
One Bedroom	3,208	3,983	3,701	3,654
Two Bedroom	3,293	4,818	4,361	4,369
Northern Ontario	2,305	2,325	2,806	2,570
Semi Private & Ward	**	**	**	1,981
Private/Studio	2,320	2,196	2,576	2,399
One Bedroom	**	**	2,949	2,873
Two Bedroom	**	**	3,784	3,634
Ontario Total	**3,065**	**3,113**	**3,920**	**3,499**
Semi Private & Ward	1,912	1,738	2,367	1,973
Private/Studio	2,873	2,819	3,223	2,978
One Bedroom	3,949	4,207	4,226	4,177
Two Bedroom	4,807	4,787	5,364	5,253

The following letter codes are used to indicate the reliability of the estimates:
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O5 Universe of Total Spaces by Size of Residence Ontario

Centre	10-49 Spaces		50-89 Spaces		90 or more Spaces		Median
	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Residence Size
Greater Toronto Area	18	477	51	3,661	93	12,664	96
Central Ontario	72	2,271	74	5,125	68	8,029	69
Ottawa	4	136	19	1,247	41	5,446	110
Eastern Ontario	39	1,244	36	2,509	17	1,978	60
Southwestern Ontario	50	1,535	37	2,405	40	4,910	59
Northern Ontario	8	212	14	1,012	13	1,440	81
Ontario	**191**	**5,875**	**231**	**15,959**	**272**	**34,467**	**74**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

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Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became national in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe.

To be eligible for inclusion in the survey results, a residence must:

- ✓ have at least one unit that is not subsidized (in the Atlantic provinces, Quebec and Ontario);
- ✓ have been in operation for at least one year (for example, it must have started operation before January 2015 to be included in the 2016 survey);
- ✓ have at least 10 rental units (in Quebec, Ontario and the Prairies) or 5 rental units (in the Atlantic provinces and B.C.);
- ✓ offer an on-site meal plan;
- ✓ not mandate high levels of health care (defined as 1.5 hours or more of care per day) to all of its residents; nursing homes and long-term care homes are examples of residences that were not included in the survey;
- ✓ offer rental units; life lease units and owner-occupied units are excluded from this survey; and
- ✓ have at least 50 per cent of its residents who are 65 years of age or older.

The Seniors' Housing Survey is a census and not a sample survey; therefore, all seniors' residences in Canada meeting these criteria are to be part of this survey. The survey universe in Quebec may include private residences that do not meet the conditions for obtaining a certificate of compliance.

Survey data were obtained through a combination of telephone interviews and fax and e-mail responses. Information was obtained from the residence owner, manager or administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, in order to ensure that they are reflective of the universe. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data, please click here.

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include one half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases, a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard space: A space where the resident does not receive high-level care (that is, the resident receives less than 1.5 hours of care per day) or is not required to pay an extra amount to receive high-level care. Regional terms for this type of space may vary across the country.

Heavy care space: A space where the resident is paying an extra amount to receive high-level care (1.5 hours or more of care per day). Examples of conditions that could require high-level care include Alzheimer's, dementia and reduced mobility.

Respite space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or subsidy space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: The actual amount a resident pays per month for his or her accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population, expressed as a percentage.

Acknowledgement
The Seniors' Housing Survey could not have been conducted without the co-operation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality
All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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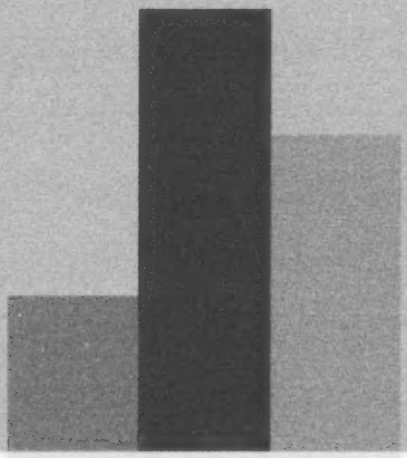

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